

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
FEBRUARY 1, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**ABSENT: Carpenter, Barrera, Beyer, Salas**

- Chairman's Statement
- Announcements
- Discussion and possible action to initiate the designation of the Woodlawn Theatre at 1920 Fredericksburg Road as a local landmark

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to have a resolution to initiate designation of the Woodlawn Theatre at 1920 Fredericksburg Road as a local landmark.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Discussion and possible action to initiate the designation of 1815 Fredericksburg Road as a local landmark

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Rodriguez to have a resolution to initiate designation of 1850 Fredericksburg Road as a local landmark.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Citizens to be heard

Ferne Burney and Monticello Historic District recognized Bianca Maldonado

The Commission then considered the Consent Agenda which consisted of:

- |                      |  |
|----------------------|--|
| 1. Case No. 2010-074 | Intersection of Graf, Mission Pkwy., & Mission Rd. |
| 2. Case No. 2012-033 | 238 W. Kings Hwy.                                  |
| 3. Case No. 2012-019 | 412 E. Commerce                                    |
| 4. Case No. 2012-031 | 427 Madison  |
| 5. Case No. 2012-029 | 710 Chestnut                                       |
| 6. Case No. 2012-036 | 617 S. Santa Rosa                                  |
| 7. Case No. 2012-035 | 101 Alamo Plaza                                    |
| 8. Case No. 2012-037 | 235 Monclova                                       |
| 9. Case No. 2012-030 | 235 Monclova                                       |

Commissioner Guarino pulled item 2 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Connor pulled items 5 and 8 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Shafer and seconded by Commissioner Connor to approve the remaining cases on the Consent Agenda with staff stipulations.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**2. HDRC NO. 2012-033**

Applicant: Ted Voss Metals, Inc. – Wade Caldwell

Address: 238 W. Kings Hwy.

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Replace metal lamp posts at front of house to match existing lamps on either side of front entry
- 2) Add hand rail to front steps at the front of the property to match ironwork of existing fencing to the left of the house
- 3) Replace rails of side steps to match ironwork of existing fencing to the left of the house

Wade Caldwell, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado to approve as submitted.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**5. HDRC NO. 2012-029**

Applicant: City of San Antonio Code Enforcement

Address: 710 Chestnut

The applicant is requesting a recommendation to the City's Building Standards Board (BSB) for:

Their consideration to issue BSB orders for the demolition of the main structure of this property.

Jimmy Shafer, stated he would like to opportunity to restore the structure at 710 Chestnut.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado for a recommendation to BSB for repair orders of the structure located at 710 Chestnut.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**8. HDRC NO. 2012-037**

Applicant: City of San Antonio Office of Historic Preservation

Address: 235 Monclova

The applicant is requesting a Certificate of Appropriateness for approval for:

The finding of historical significance as a city historic landmark.

Rosalinda Rodriguez, owner, stated she does not want the home demolished but is in need of assistance.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado for a finding of Historic Significance.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**10. HDRC NO. 2012-032**

Applicant: Rae Culbert

Address: 140 Lavaca

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a 6' high, 50" horizontal wood privacy fence with 1"x4" slats with 1/2" space in between and a 12' double door gate at the rear of the property facing Refugio St.

Rae Culbert, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado approve with the 6 foot fence request.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**11. HDRC NO. 2011-266**

Applicant: Jim Poteet

Address: 322 Washington

This project was granted conceptual approval on December 21, 2011.

The applicant is requesting a Certificate of Appropriateness for final approval to:

- 1) Reclad the house in sand finish stucco. The chimney which was clad in ashlar limestone characteristic of the 1950s after the house
- 2) Reclad chimney in brick
- 3) Add one story wrap around porch
- 4) Remove stone front steps and replaced with wood steps, relocated to the juncture between the existing and new porches
- 5) Reconfigure front door and side lights
- 6) Convert 2 large existing windows opening onto side porch to paired doors opening to new side porch
- 7) Reconfigure the newly constructed carport, moving it back and suppressing its low pitched roof
- 8) Remove the new rear porch addition and add a two-story, 1400 sq. ft. addition to the rear of the house
- 9) Construct small 650 sq. ft. pool house, patio and steel pergola
- 10) Develop landscaping, including a pool

- 11) Demolish two existing accessory structures at 314 and 318 Washington.
- 12) Construction of a new 6' wrought iron fence with 7 1/2' along the front of the property.

Jim Poteet, applicant, presented.

Virginia Van Cleave, San Antonio Conservation Society, read into the record a letter from President Nancy Avellar. The SACS opposes the demolition of the two accessory buildings at 314 and 318 Washington Street. There is still a contextual relationship between these structures that dates back to at least 1896. The two accessory buildings have been altered over time but still remain in their original locations, thus keeping their relationship of outbuildings to the primary house. The removal of these structures would cause a loss of understanding of how the original site was laid out.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Guarino to approve with stipulations:

- 1) pool excavation must be monitored
- 2) pool equipment must be placed behind the pool house (per drawing A0.2)
- 3) wrought iron fence no taller than 5 feet 4 ) fence columns no taller than 6 feet

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- November 2, 2011 meeting minutes:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to approve November 2, 2011 minutes.

**AYES: Cone, Guarino, Maldonado, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:00 P.M.

APPROVED

  
Tim Cone  
Chair